143.0	0009	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	779,800 / 779,800
					USE VALUE:	779,800 / 779,800
					ASSESSED:	779,800 / 779,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
144		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HIGGINS NATHAN R & LISA C	
Owner 2:		
Owner 3:		
Street 1:	144 MOUNT VERNON STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	NOLAN LEO E -
Owner 2:	-
Street 1:	144 MOUNT VERNON STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

Cntry:

NARRATIVE DESCRIPTION

This parcel contains .113 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Vinyl Exterior and 1817 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4934.000	325,400		454,400	779,800
Total Card	0.113	325,400		454,400	779,800
Total Parcel	0.113	325,400		454,400	779,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 429.07 | /Parcel: 429.07

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	93437
GIS Ref	
GIS Ref	
Insp Date	02/04/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0009-0014.0

!11172!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	325,400	0	4,934.	454,400	779,800		Year end	12/23/2021
2021	101	FV	315,800	0	4,934.	454,400	770,200		Year End Roll	12/10/2020
2020	101	FV	280,600	0	4,934.	454,400	735,000	735,000	Year End Roll	12/18/2019
2019	101	FV	224,000	0	4,934.	426,000	650,000	650,000	Year End Roll	1/3/2019
2018	101	FV	224,000	0	4,934.	352,200	576,200	576,200	Year End Roll	12/20/2017
2017	101	FV	224,000	0	4,934.	323,800	547,800	547,800	Year End Roll	1/3/2017
2016	101	FV	224,000	0	4,934.	295,400	519,400	519,400	Year End	1/4/2016
2015	101	FV	209,400	0	4,934.	289,700	499,100	499,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:02:36

LAST REV

Date	Time
10/06/20	11:47:28
danam	

USER DEFINED

Prior Id # 1:	93437
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11172

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NOLAN LEO E,	60004-379		9/14/2012		550,000	No	No		
	13751-492		7/1/1979		68,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2019	853	Redo Kit	95,000	O				
5/29/2015	597	Redo Bat	10,500					
6/24/2014	731	Solar Pa	39,950					
4/12/2013	537	Manual	9,000	C				
6/4/2003	418	Re-Roof	3,200					

ACTIVITY INFORMATION

Date	Result	By	Name
6/4/2015	Permit Insp	PC	PHIL C
7/1/2014	External Ins	PC	PHIL C
6/14/2013	Info Fm Prmt	EMK	Ellen K
2/4/2009	Measured	345	PATRIOT
11/4/2008	Meas/Inspect	345	PATRIOT
12/3/1999	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/11/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4934		Sq. Ft.	Site		0	80.	1.15	9									454,417						454,400	

Total AC/HA:	0.11327	Total SF/SM:	4934	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	454,417	Spl Credit		Total:	454,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	15	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.29718924
Const Adj.:	0.97412199
Adj $ / SQ:	170.589
Other Features:	75700
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	399722
Depreciation:	74348
Depreciated Total:	325374

COMMENTS

SCUTTLE /TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

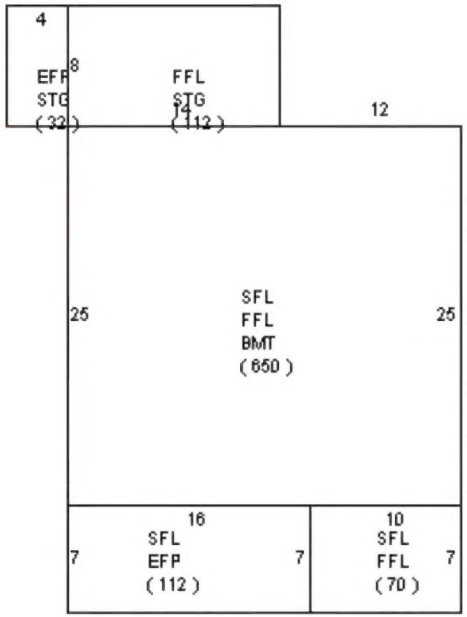
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	170.59
Special Features:	0	Val/Su Net:	127.11
Final Total:	325400	Val/Su SzAd	200.57

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	832	170.590	141,930
SFL	Second Floor	790	170.590	134,833
BMT	Basement	650	61.160	39,751
EFP	Enclos Porch	144	44.940	6,471
STG	Storage	144	7.200	1,036

Net Sketched Area:	2,560			Total:	324,021
Size Ad	1622.4	Gross Area	2602	FinArea	1817

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	C	
SFL	95				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

143.0-0009-0014.0

IMAGE

AssessPro Patriot Properties, Inc